



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2011

1101-PUD-02

Exhibit 1

Petition Number: 1101-PUD-02

Subject Site Address: Northeast corner of State Road 32 & Casey Road

Petitioner: Wilfong Land Companies LLC

Representative: Jon Dobosiewicz, Nelson & Frankenberger

Request: A change in zoning from the Eagletown PUD to the Springmill Trails PUD.

Current Zoning: Eagletown PUD

Current Land Use: Residential/Agricultural/Vacant

Approximate Acreage: 897 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Springmill Trails PUD Ordinance, 12/03/10
4. Summary of Changes, 01/04/11
5. Neighborhood Meeting Report, 12/16/10

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the December 13, 2010 City Council meeting and appeared before the Technical Advisory Committee on December 21, 2010. It is scheduled to receive a public hearing at the January 4, 2011 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on January 4, 2011 at the APC meeting.
 - Notice of the January 4, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the January 18, 2011 APC meeting.
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Project Overview

Project Location

The subject property is located within an approximately 1.5 mile square block that is bound by State Road 32 to the south, Eagletown Road to the west, 193rd Street to the north, and Springmill Road to the east. The subject property is approximately 897 acres in size, and is the existing Eagletown PUD property, with the exception of the property south of State Road 32 and the property east of Springmill Road (the "Property").

Project Description

The proposal seeks to change the zoning of the majority of the existing Eagletown PUD by modifying the districts and standards within the Property (which excludes the areas east of Springmill Road and south of State Road 32 (the "Excluded Property")). In addition to modifying the districts and standards, the proposal calls for renaming the Property to the "Springmill Trails PUD" (the "Proposal"). The Proposal does not modify the Eagletown PUD standards which govern the Excluded Property. The name change is intended to create a distinction of this PUD.

The Proposal combines Residential Districts 1, 2 and 3 from the original Eagletown PUD into a new, single district, called "Residential District 1". In order to combine the three residential districts into a single district, new development standards have been proposed.

The Proposal combines Residential District 4 and the Single-Family Attached District from the original Eagletown PUD and created a new, single district, called "Residential District 2". The standards from the original Residential 4 and Single-Family Attached districts have been combined and modified to create a single set of development standards for the new Residential District 2.

The Proposal combines the Multi-Family District, the Village Marketplace District, and the Garden Office District of the original Eagletown PUD and creates a new "Mixed-Use District". The standards from the original Multi-Family, Village Marketplace, and Garden Office districts have been combined and modified to create a single set of development standards for the new Mixed-Use District.

The Proposal adds a new "Commercial District". The Commercial District is located on the western portion of the existing Village Marketplace District. New standards were created for the new Commercial District.

The Proposal does not modify the standards for the Market Center District, with the exception that the Proposal calls for no rear yard setback requirements for interior lot lines.



Big Picture Discussion Items

Architectural Standards

Both the existing Eagletown PUD and the Proposal require a minimum of fifty (50) percent of the front façade to have masonry and the remaining façade surfaces to be either masonry or a natural material (defined as brick, wood, limestone, fiber cement or natural stone). The existing Eagletown PUD ordinance allows vinyl shake siding on the front elevation where masonry is not required.

In addition to masonry and natural materials, the Proposal allows the use of vinyl siding for any façade surface that is not required to be masonry. The Proposal establishes a minimum thickness of 0.044 mil for the vinyl siding. The Proposal also removes the provision for vinyl shake siding being allowed on the front façade where masonry is not required.

Open Space

The existing Eagletown PUD establishes a minimum requirement of twenty-one (21) percent open space (or 210 acres). The Proposal requires twenty-one (21) percent open space; however, it allows the area of the Eagletown PUD east of Springmill Road to count towards the open space requirement. The area of the Eagletown PUD east of Springmill Road has been identified as land to be included with the Family Sports Capital of America. Should this acreage, which is not a part of this Proposal, be counted towards an open space calculation? The petitioner will be able to address this item at the public hearing on January 4, 2011.

District Size, Number of Units and Density

The Proposal allows the districts that are located south of 186th Street to be increased or decreased in size by up to twenty (20) percent. The existing Eagletown PUD ordinance allows the same flexibility for changes up to fifteen (15) percent.

The existing Eagletown PUD establishes a maximum density for each residential district: Residential District 1 = 2.0 du/ac; Residential District 2 = 2.0 du/ac; and, Residential District 3 = 3.0 du/ac. The Proposal establishes a maximum density of 3.0 du/ac for the new Residential District 1. The proposed, new Residential District 1 utilizes the existing Residential District 3 standards, which allow for the higher density.



The existing PUD ordinance also establishes that the maximum number of total dwelling units in the entire Eagletown PUD shall be no more than 2,230 units. The Proposal maintains the same maximum number of total dwelling units (2,230 units), while increasing the maximum number of multi-family apartments from 800 units to 900 units.

Commercial District

After discussions with the City regarding the need to find sites for many businesses that will have to relocate as a result of the US 31 Major Moves project, the petitioner has added a 65-acre commercial area on the western edge of the project. This area is part of the Village Marketplace, under the existing Eagletown PUD. New standards have been proposed for the district, as well as a broad spectrum of permitted uses, including retail, commercial and industrial uses.

State Road 32 Overlay

The subcommittee of the City Council that reviews and prepares zoning ordinance amendments is currently in the process of updating the State Road 32 Overlay standards. The petitioner has been encouraged to consider including the new State Road 32 Overlay standards in their proposal. The State Road 32 Overlay standards are in draft form, as of the writing of this report, but have been made available to the petitioner for their consideration.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the northern portion of the Property as “New Suburban Residential”. Residential Districts 1 and 2 fall within this area. The Future Land Use Map identifies the southern portion of the Property, along State Road 32, as “Regional Commercial”. The Mixed-Use District, the Commercial District and the Market Center District fall within this area. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Suburban Residential and Regional Commercial land uses.



Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) was created with the original Eagletown PUD project as a reference for this area of the township. The proposed conceptual street layout differs slightly from the original street layout, but the overall concept of connectivity is still being achieved through the revised plan. The Thoroughfare Plan also identifies the future “Little Eagle Creek Trail”, which will parallel Little Eagle Creek. It is likely that this trail will bisect the western and northern portions of the Springmill Trails PUD.

Park & Recreation Master Plan (2005)

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System

City water and sewer facilities are nearby and would need to be extended to serve parts of the Property. With the addition of the interceptor sewer, there are no concerns regarding having the capacity necessary to serve the Project.

Annexation

Over half of the Property is adjacent to, but not currently within the corporate boundaries of the City of Westfield. It is anticipated that a condition of any PUD approval would require the Property be annexed into the City. The remainder of the Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.



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4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal base on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.